



831-275-0244

Commercial Property Inspection Report

Prepared exclusively for:
Joe Sample



123 Any Lane

Main St. 75 - %%%

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If you are not the client listed within this report, please contact our office to discuss options to obtain a legal copy of this inspection. H\Y' Wc bhYbhg' cZ' h\] g' fYdcfh' UfY' Zcf' h\Y' gc' Y' igY' cZ' h\Y' W' fYdcfh' Zcf' Ubm' fYUgcb' cf' d' fdcgY' k\ UProView Property Inspection"i5b' nh\ dY fdc]bc' fc'fk' k\c' W' ccgYg' hc' fY' m' cb' h\] g' fYdcfh' Zcf' Ubm' fYUgcb' ProView Property gY' k\ Inspection'XcYg' gc' Uh' h\Y]f' ckb' f]g_ ' UbX' kU]j Yg' Ubm' W' U]a' cZ' Yf' fc' f' cf' fYgdcbg] V' Y' hc' Ubmc bY' ch\Yf' h\Ub' h\Y' W']Ybh' bUaYX

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SUMMARY OF KEY FINDINGS

IMPORTANT: This Summary is **NOT** the entire report, but in the opinion of the inspector - the significant defects. The complete report may include additional information of concern to you.

December 20, 2017

Dale Krolikowski

RE: 80 Casey Ln
Gilroy, CA 95020



Dear Dale:

At your request, a visual inspection of the above referenced property was conducted by one or more of our certified property inspectors on December 20, 2017. An earnest effort was made on your behalf to discover all visible defects. The report reflects the visual conditions of the property at the time of the inspection only. This summary is an opinion based excerpt of significant defects from the attached report.

It is the client's sole responsibility to read the *report* in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow or settlement. This summary is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Please call our office for any clarifications or further questions.

SIGNIFICANT DEFECTS

This summary views a significant defect as an item that may cost more than \$1,000.00 to repair (when completed by a licensed contractor) or one that presents a significant threat of bodily injury during normal daily use.

[SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.

[FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.

[CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.

PROPERTY INFORMATION

SPECIAL RECOMMENDATIONS & OBSERVATIONS

2.13 RECOMMENDATIONS

[FE] Accessibility, a significant and potentially costly feature of a building is outside the scope of this inspection. We highly recommend a separate inspection by a Certified Access Specialist. More about the program, how a voluntary inspection can benefit a property owner and a list of inspectors can be found at the California State Architect's site <http://www.dgs.ca.gov/dsa/Programs/programCert/casp.aspx>

EXTERIOR

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

4.18 PEST/RODENT

[FE] We observed evidence (at the garages) that suggests the need for a full pest inspection. We recommend a pest (termite/wood destroying organism) inspection.

ROOF COVERING

COVERING

5.10 LOW-SLOPE ROOF

[FE] The roofing material appeared to be nearing the end of its useful life. This condition is conducive to moisture intrusion and damage to the building components. The roof could fail at any time. We recommend you consult with a roofing contractor to fully understand the costs should replacement be desired or become necessary.

[NOTE] Overall the low slope roofs appeared to be well installed yet near the end their service lives. Roof coating had been applied - this blocks our view and typically is done to extend the life of older roofs.



ATTIC & ROOF FRAMING

ATTIC AREA AND ROOF FRAMING INFORMATION

6.3 ROOF FRAMING

[FE] Several moisture damaged posts were observed at the garages. This condition is conducive to premature failure of the posts.



PLUMBING

FAUCETS AND FIXTURES

7.9 FIXTURE FAUCET(S)

[CR] There was no hot water flow to the sinks. No hot water supply piping was present.

WATER HEATING UNITS

7.10 TANK(S)

[NOTE]. There was no water heating unit for this property.

ELECTRICAL

RECEPTACLES/OUTLETS

8.14 GROUNDING OF RECEPTACLE(S)/OUTLET(S)

[SC] Accessible receptacles were found to have ungrounded three-prong receptacles in/at the garages, a location that typically has equipment with metal housings. This poses a possible electrical shock hazard for appliances with

metal housings (such as washer, dryer, refrigerator and dishwasher).

8.16 GFCI DEVICE(S)

[SC] The accessible receptacles in/at the exterior, garages, lavatories and at the hall sink were not GFCI protected. Although they may not have been required at these locations at the time of construction, GFCI protection devices are low cost and minimize the potential for electrocution; this condition is a safety hazard.

HEATING, COOLING & MISC. EXHAUST VENTS

HEATING & COOLING UNITS

9.11 HEATING EQUIPMENT

[FE]. The HVAC equipment appeared to be at or beyond its expected service life (the labels were not legible) - The only way to be completely sure of its safe/continued operation is with a full evaluation by a heating contractor. Due to its age we recommend a full evaluation by a heating contractor.

INTERIOR

WALLS, CEILINGS, AND FLOORS

10.4 INTERIOR WALL(S) & CEILING(S)

[FE] Possible microbial growth was noted on the walls in an entry closet (backs up to sink) and below the hall sink. This condition should be further evaluated by an environmental specialist in order to identify the staining, its source and appropriate removal.



Please read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Inspection Agreement carefully to fully assess the full findings of the inspection. Thank you for selecting our firm to perform your inspection. If you have any questions regarding the inspection report the property or this addendum, please feel free to call us.

Pro View Property Inspection, LLC

www.proviewpi.com

831-275-0244

INSPECTION INFORMATION

JOB / FILE

1.1 LOCATION

80 Casey Ln
Gilroy, CA 95020.

1.2 DATE/TIME

Date: 12/20/2017
Start Time: 11:30 AM

1.3 FILE NUMBER

File # 16846.

1.4 CLIENT NAME

Dale Krolikowski.

COMPANY / INSPECTOR

1.5 COMPANY

Pro View Property Inspection, LLC
820 Park Row #462 Salinas, CA 93901
831-275-0244 Office@ProViewPI.com www.proviewpi.com.

PROPERTY INSPECTIONS

1.6 IMPORTANT INFORMATION

The following confidential report for the client named herein is based upon a visual examination taken from the above address at the date and time indicated exclusively for the client listed above. **Acceptance of this report by mail, e-mail or in-person constitutes agreement with the policies and exclusions included herein, within the signed inspection agreement of the above client and in the California Real Estate Inspection Association (CREIA) Standards of Practice (SOP)**, a copy of which is available at no charge by contacting this office or by visiting www.creia.org.

This inspection and report is not intended for substituted disclosure purposes or transfer to another client and use as such is prohibited without written permission of Pro View Property Inspection. This inspection is designed to identify the general attributes and deficiencies (performance, not design) of this property as defined by CA B&P Code 7195-99. Our primary concerns are systems or components needing immediate major repair and visible safety issues. Major repair is defined as repair that would cost \$1,000 or more. However, as a courtesy, minor repair items will be reported when observed. This inspection will help minimize risk, but cannot eliminate the risks involved in purchasing real estate. Should you have any questions regarding this report, please do not hesitate to call this office.

The scope of this inspection and its limitations are outlined in the Inspection Agreement, the CREIA SOP mentioned above and to items mentioned in this report which were readily accessible at the time of inspection. This inspection report is not intended to be a technically exhaustive study of every component, but to reveal obvious major deficiencies of this property. **This written report does not constitute a warranty, guarantee, or insurance policy** of any kind whatsoever.

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, and Chinese drywall. We are not trained or licensed to recognize or analyze these materials. If one or more of these materials is thought to be present during the inspection or noted in this report, then a full evaluation should be conducted by a specialist in the appropriate trade.

No disassembly or intrusive testing is performed, unless expressly authorized in advance. No furniture or personal belongings are relocated during the inspection. No warranty of any kind is implied or intended with the issuance of this report. If desired, contact your real estate agent for information about home

warranty policies available through private companies.

No intention is made to require the seller to provide these corrections or make this property comply with all applicable laws prior to the close of escrow.

If any repairs are to be accomplished, we suggest a re-inspection by this firm to verify that such corrections have been performed to acceptable standards.

It is often difficult to define, in precise terms, the condition of the subsurface portions of any structure. This is especially true with a limited visual investigation. Hidden defects may exist and could be encountered during repair work and remodeling. Conclusions and recommendations presented herein are partly based on evaluations gathered from evidence visible, partly on experience, and partly on professional judgment and education. Therefore, the conclusions and recommendations provided herein should be considered "advice".

REPORTING CONDITIONS & DEFINITIONS

1.7 INSPECTION COMMENTS

This report has identified a number of *conditions* with the *systems* or *components* of *systems* as needing correction and/or further evaluation. These *conditions* are preceded by one of the following abbreviations [SC], [FE], [CR] and [RU]. Each abbreviation is defined below. Some *conditions* may have hidden damage unseen at the time of the inspection.

We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods prior to the close of inspection contingencies so you are fully informed regarding extent, scope and potential costs involved with repairs.

1.8 SAFETY CONCERNS

[SC] **Safety Concerns:** Conditions noted that may pose a safety hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

1.9 FURTHER EVALUATION

[FE] **Further Evaluation:** Conditions noted that warrant a full evaluation and/or correction by specialists in the appropriate trades.

1.10 CORRECTIONS RECOMMENDED

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

1.11 RECOMMENDED UPGRADE

[RU] **Recommended Upgrade:** Systems or components either not available or improved since the building was constructed.

1.12 NOTE

The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

PROPERTY INFORMATION

For purposes of this report directions are established by facing the front door, assumed herein as the front of the building. We attempt to show the front of the building on the cover page.

BUILDING CHARACTERISTICS

2.1 APPROX. YEAR BUILT
1960.

2.2 CONSTRUCTION
Frame.

2.3 BUILDING TYPE
Commercial - office and

2.4 APPROX SQ FOOTAGE
6800.

[SC] Safety Concern [FE] Further Evaluation [CR] Correction Recommended [RU] Recommended Upgrade
Fully evaluate or correct prior to the end of the inspection contingency period to be informed regarding extent, scope and costs involved with repairs.

Commercial - industrial.

2.5 MAIN ENTRY FACES

North.

2.6 STORIES

1

2.7 GARAGE

Multiple, rear of building.

2.8 FOUNDATION

Concrete slab on grade.

2.9 UTILITIES

All utilities on.

2.10 BUILDING STATUS

Partially vacant and partially occupied - Access to some items restricted. Such items/locations are excluded from this report.

2.11 ATTENDING

Client(s) and tenant(s)

2.12 WEATHER & SOIL

Clear, 50-60 degrees, the ground was wet., and has rained within last 3 days.

SPECIAL RECOMMENDATIONS & OBSERVATIONS

2.13 RECOMMENDATIONS

[NOTE] We recommend the changing/cleaning of all furnace filters at the time of possession. This will improve air quality as well as the efficiency of the furnace.

[NOTE] Regular annual maintenance is necessary for every structure. Caulking around all windows, filling of all gaps at the exterior siding and trim, caulking of baths/lavatories, keeping all vegetation off of and away from the exterior siding.

[NOTE] Buildings built before 1985 may have products in them that contain some amounts of asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety" available through Real Estate Agents.

[FE] Accessibility, a significant and potentially costly feature of a building is outside the scope of this inspection. We highly recommend a separate inspection by a Certified Access Specialist. More about the program, how a voluntary inspection can benefit a property owner and a list of inspectors can be found at the California State Architect's site <http://www.dgs.ca.gov/dsa/Programs/programCert/casp.aspx>

[NOTE] **Any anticipated changes to buildings should be researched for cost/code requirement impacts with the local jurisdiction. Even changing 10% of lighting can initiate a large and costly list of further required changes and updates.**

FOUNDATION, BASEMENT AND UNDER-FLOOR AREAS

FOUNDATION INFORMATION

3.1 FOUNDATION TYPE(S)

Concrete slab on grade.

3.2 FOUNDATION ACCESS

Concrete slab on grade, no access

3.3 INSPECTION METHOD

Observed the visible portions from the exterior & walked the building interior.

3.4 FLOOR FRAMING

Slab - Not Applicable.

3.5 UNDER FLOOR VENTILATION

Slab - Not Applicable.

3.6 ANCHORING

Present.

3.7 CRIPPLE WALL BRACING

Slab - Not Applicable.

3.8 WOOD SEPARATION FROM SOIL

Wood to soil contact was observed.

3.9 INSULATION

Slab - Not Applicable.

3.10 VAPOR RETARDER

Slab - Not Applicable

[SC] Safety Concern [FE] Further Evaluation [CR] Correction Recommended [RU] Recommended Upgrade

Fully evaluate or correct prior to the end of the inspection contingency period to be informed regarding extent, scope and costs involved with repairs.

FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

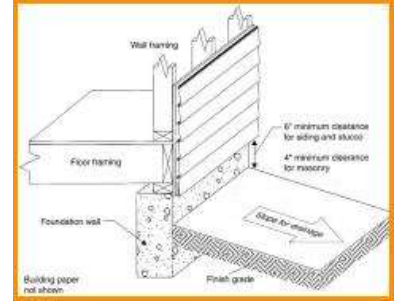
3.11 FOUNDATION ANCHORING

[NOTE] Foundation to wall framing-anchors were visible at the unfinished walls in the garages.

WOOD SEPARATION FROM SOIL

3.12 SEPERATION

[NOTE] General building practices call for a minimum of 4 to 6 inches of clearance or separation between the soil/grade and any building framing or cladding materials. This separation helps to minimize the potential for moisture intrusion during periods of inclement weather when water may tend to collect or pond around the building. The degree to which this can be maintained greatly enhances the likelihood that the buildings materials will meet their intended service life.



3.13 FRAMING / CLADDING

[CR] The exterior cladding was in contact with the soil at the garages. This condition is conducive to moisture related damage and deterioration. A four to six inch separation should be maintained to minimize the potential for damage due to moisture wicking from the soil into the framing members.

EXTERIOR

EXTERIOR INFORMATION

4.1 DOOR(S)

Wood.

4.2 WINDOW(S)

Material: Metal.
Pane: Single-pane (non-thermal) windows were present.

4.3 PORCHES

Concrete.

4.4 WALL CLADDING

Wood/simulated wood and masonry.

4.5 EXTERIOR TRIM

Wood/simulated wood.

4.6 DRIVEWAY(S)

Asphalt and bare ground.

4.7 WALKWAY(S)

Concrete and stepping stones.

4.8 SITE GRADING

Flat site.

4.9 SITE DRAINAGE

Surface drainage.

EXTERIOR REPORTS, SERVICE LIFE & RECOMMENDATIONS

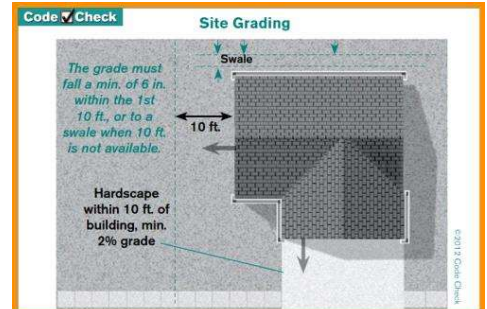
4.10 IMPORTANT INFO/RECOMMENDATIONS

[NOTE]. We were unable to access the rear of the garages. Access was blocked by fencing, property lines and bared doors. This condition limited the inspection.

SURFACE GRADE DIRECTLY ADJACENT TO THE BUILDINGS

4.11 SITE GRADING

[CR] A reverse grade was present (sloped towards the structure) at the exterior (all sides) and garage. This means water/moisture will flow towards the building rather than away. This condition is conducive to moisture intrusion and/or deterioration of the building components. Evidence of moisture intrusion was observed at the garages. The grading should have a positive slope away from the building, dropping at least 6 inches in 10 feet or slope to a drainage system if the building is closer than 10 feet to the property line.



Site Grading

4.12 LANDSCAPING

[CR] Vegetation was growing on the structure at the exterior (all sides). This condition limits the inspection, and is conducive to moisture intrusion/deterioration of the building components and provides ready access to rodents and insects.

[CR] Tree(s) were planted too close to the structure at the front. This condition limits the inspection, and is conducive to moisture intrusion/deterioration of the building components and provides ready access to rodents and insects.



DOORS AND WINDOWS

4.13 DOOR(S)

[CR] Exterior doors were delaminating at the garage. The door(s) may no longer be providing a good weather seal and the condition is conducive to moisture intrusion and deterioration of the door and building components.

WALL CLADDING AND TRIM

4.14 CLADDING (SIDING)

[CR] The porch surface was above the bottom edge of the cladding at the front. This condition is conducive to moisture intrusion and deterioration of the building materials.

[CR] Gaps were noted between the wood cladding and adjacent materials at the garage. These conditions are conducive to moisture intrusion and deterioration of the building materials.

[CR] Loose and open wood cladding was observed at the garage. This condition is conducive to moisture intrusion and deterioration of the building materials.



12/20/17 12:28:21
Garage, at the roof - Roof Wall Connection

4.15 TRIM

[CR] This building had closed soffits and no soffit vents. This condition (lack of air flow) is conducive to premature deterioration of the building materials. Additionally, while visually appealing, closed soffits block the soffit and associated materials from view thus limiting the inspection.

PORTIONS OF THE WALKWAYS AND DRIVEWAYS THAT ARE ADJACENT TO THE BUILDINGS

4.16 WALKWAY(S)

[SC] Uneven surfaces were noted in the walkway(s) at the front. This condition is considered a trip hazard.

[SC] Uneven surfaces were noted in the adjacent public walkways. This condition is considered a trip hazard. Although many believe that the local jurisdiction has liability, this is increasingly being shifted by the jurisdictions to the property owner. We recommend you check with your local authority.

[NOTE] Stepping stones were present. Stepping stones often present uneven surfaces which can become a trip hazard.



4.17 DRIVEWAY(S)

[SC] Cracks as well as uneven surfaces were noted in the driveway at the left. These conditions are a trip hazard and is conducive to moisture intrusion which promotes additional movement and deterioration.

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

4.18 PEST/RODENT

[FE] We observed evidence (at the garages) that suggests the need for a full pest inspection. We recommend a pest (termite/wood destroying organism) inspection.

ROOF COVERING

Our inspection of the roof is a visual observation of its condition on the day of the inspection and is not a certification inspection nor a leak free

guarantee. Such roof certification inspections should be performed by a licensed roofing contractor. All recommended corrections and further evaluation should be completed by a licensed and qualified roofing contractor.

ROOF INFORMATION

5.1 INSPECTION METHOD
We walked the accessible roof(s).

5.2 COVERING
Clay tile and rolled roofing.

5.3 ESTIMATED AGE
Near the end of service life.

5.4 LAYERS
There were an undetermined number of layers.

5.5 DRAINAGE
Integral [built into the roof]

5.6 SKYLIGHTS
Not Present.

ROOF REPORTS & RECOMMENDATIONS

5.7 IMPORTANT INFO/RECOMMENDATIONS

[NOTE] **Important Information Regarding Low Slope Roofs.** General building practices consider the ponding of water for up two days on low slope roofs to be acceptable. We are unable to estimate or gauge how long standing water may pond, or the amount of deflection it may cause. Ponding water that stands for long periods of time is conducive to moisture intrusion and damage to the building components. This is also why it is extremely important to keep roof drains clean and clear, to reduce the amount of standing water. Failure to keep them clean and clear can result in excessive ponding and damage to the roof system.

COVERING

5.8 GENERAL CONDITIONS

[CR] Fastener heads were exposed on the field at the upper most garage roof. This condition is conducive to moisture intrusions and deterioration.

5.9 TILE ROOF

[CR] A number of tiles were loose at the rear. This is conducive to moisture intrusion and damage to the building components.

[CR] There was no bird stop at the eaves at the rear areas. This condition allows birds to nest between the tiles and is conducive to damage of the building materials.

[CR] The weather blocking between the tile roof surface and the ridge tiles was deteriorated at the rear areas. This condition is conducive to moisture intrusion and damage to the building components.

5.10 LOW-SLOPE ROOF

[FE] The roofing material appeared to be nearing the end of its useful life. This condition is conducive to moisture intrusion and damage to the building components. The roof could fail at any time. We recommend you consult with a roofing contractor to fully understand the costs should replacement be desired or become necessary.

[NOTE] Overall the low slope roofs appeared to be well installed yet near the end their service lives. Roof coating had been applied - this blocks our view and typically is done to extend the life of older roofs.

[NOTE] Although it had recently rained, and water was still on the roofs, we did not observe any leaks at the time of the inspection.



[FE] The garage roof showed signs of bubbling from trapped moisture/vapor at a number of areas on the roof. These conditions are conducive to moisture intrusion and damage to the building components.

DRAINAGE

5.11 DOWNSPOUTS

[CR] Drainage from downspouts discharged at the building foundation and were not sufficiently directed away from the building. This condition allows water to accumulate at the foundation and is conducive to moisture intrusion and deterioration.

ATTIC & ROOF FRAMING

Framing and insulation limit both our view and ability to access the attic. Attic and framing inspections are limited to areas readily accessible to the inspector.

ATTIC AREA AND ROOF FRAMING INFORMATION

6.1 ATTIC ACCESS(S)

Accesses: There was no attic access provided.

6.2 INSPECTION METHOD

Viewed from the Building Interior and Interior Of The Drop Ceiling.

6.3 ROOF FRAMING

[FE] Several moisture damaged posts were observed at the garages. This condition is conducive to premature failure of the posts.

6.3 ROOF FRAMING

[CR] Connection points for the roof deck hangers were not fully filled at the garages. This makes the connection weaker than designed and could result in failure. Fill all appropriate holes with appropriate fasteners.

6.4 ROOF SHEATHING

Plywood and Not Visible.

6.5 INSULATION

Undetermined.

6.6 VAPOR RETARDER

Unknown

6.7 VENTILATION

None.

PLUMBING

PLUMBING INFORMATION

7.1 MAIN WATER LINE

Galvanized steel piping.

7.2 MAIN WATER SHUTOFF

Front of the building.

7.3 WATER PRESSURE

70 - 80 PSI.

7.4 WATER SUPPLY PIPING

Where visible: Galvanized steel.

7.5 FUEL GAS SHUTOFF

Left side of the building.

7.6 FUEL GAS PIPING

Where visible: Metal.

7.7 FUNCTIONAL FLOW

Adequate.

7.8 FUNCTIONAL DRAINAGE

Adequate.

FAUCETS AND FIXTURES

7.9 FIXTURE FAUCET(S)

[CR] There was no hot water flow to the sinks. No hot water supply piping was present.

WATER HEATING UNITS

7.10 TANK(S)

[NOTE]. There was no water heating unit for this property.

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

7.11 LOW FLOW TOILETS & SHOWER HEADS

Toilets: Some were less than 1.6 gallons per flush (GPF) and could not readily identify the gallons per flush [GPF] on some.

[FE] The State of California requires toilets to be a minimum of 1.6 GPF. Any toilets that are greater than 1.6 GPF must be replaced with ones that are less than 1.6 GPF. Many local water districts require that all toilets be 1.28 GPF or less at the time of sale. Check with the local water distributor to understand any requirements that may be necessary in order to meet current standards.

ELECTRICAL

ELECTRICAL INFORMATION

8.1 SERVICE TYPE Lateral (Underground).	8.2 MAIN PANEL LOCATION Right side of the building.	8.3 MAIN SERVICE RATING 120/240 volt system, rated at 100 amperes.	8.4 SUB-PANEL # LOCATION # 1 - Garage # 2 - Exterior Right, beside main panel.
8.5 DISCONNECT TYPES Circuit breakers	8.6 CIRCUIT WIRING Circuit material: Copper . Circuit types observed: Non-metallic sheathed cable and conduit.	8.7 MAIN PANEL GROUNDED The grounding connection was not visible.	8.8 RECEPTACLES GROUNDED Grounded.
8.9 GROUND FAULT CIRCUIT INTERRUPT (GFCI) None.	8.10 ARC FAULT CIRCUIT INTERRUPT (AFCI) None.		

SERVICE EQUIPMENT

8.11 GROUNDING

[FE]. Although a ground-wire was visible, its connection(s) to a grounding electrode was not visible/located. All electrical connections should be accessible at all times for inspection, maintenance and repair.

ELECTRICAL PANELS

8.12 EXTERIOR

[SC]. The circuit breakers in the Main Panel, sub-panel 1, and sub-panel 2 were not labeled to identify their use. All circuit disconnecting devices should be accurately labeled to allow the appropriate circuit to be shut off for maintenance or emergencies.

[CR] The protective dead-front cover of sub-panel 1 and sub-panel 2 was missing fastening or attachment screws. All cover screws should be in place to minimize access by insects, rodents or unauthorized personnel.

SWITCHES, DISCONNECTIONS & TIMERS

8.13 SWITCHES

[SC] An Indoor switch was being used at the exterior of the building. Switches designed for indoor use are not protected properly from the elements, exposing the equipment and an operator to an electrical hazard.

RECEPTACLES/OUTLETS

8.14 GROUNDING OF RECEPTACLE(S)/OUTLET(S)

[SC] Accessible receptacles were found to have ungrounded three-prong receptacles in/at the garages, a location that typically has equipment with metal housings. This poses a possible electrical shock hazard for appliances with metal housings (such as washer, dryer, refrigerator and dishwasher).

8.15 EXTERIOR PORTIONS OF RECEPTACLE(S)/OUTLET(S)

[CR] There were missing weather-tight covers for exterior receptacles at the garages. This condition exposes the electrical system to the elements of weather and/or lawn-sprinkler systems.

8.16 GFCI DEVICE(S)

[SC] The accessible receptacles in/at the exterior, garages, lavatories and at the hall sink were not GFCI protected. Although they may not have been required at these locations at the time of construction, GFCI protection devices are low cost and minimize the potential for electrocution; this condition is a safety hazard.

HEATING, COOLING & MISC. EXHAUST VENTS

Recommended corrections and further evaluation should be completed by a licensed and qualified HVAC (Heating Ventilation and Cooling) contractor.

Inspector checks for function only to habitable rooms. Proper inspection of furnace heat exchangers for evidence of cracks or holes can only be done by dismantling the unit. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. The adequacy of heating and cooling is often subjective. For checking adequacy/efficiency of the heating or cooling system, or accuracy of the thermostat, a qualified, licensed mechanical contractor should be consulted. These items are outside the scope of this inspection. Heating units can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age.

SYSTEM INFORMATION, HEATING & COOLING

9.1 SYSTEM TYPE

1: Commercial HVAC (heating, ventilation, air conditioning)

9.2 DUCT TYPE

1: Metal ducts.

9.3 SERVED

1: Office Spaces

HEATING INFORMATION

9.4 HEATING FUNCTIONALITY

1: Functioned

HVAC INFORMATION

9.5 HVAC LOCATION
1: Roof

9.6 HVAC APROX. MAN. DATE
The date of manufacture could not be determined

9.7 HVAC SERVICE LIFE
HVAC typically 20-25 years

9.8 TEMPERATURE SPLIT HEAT
degrees intake/register.

9.9 TEMPERATURE SPLIT A/C
Not tested

9.10 HVAC FUNCTIONALITY
Functioned

HEATING & COOLING UNITS

9.11 HEATING EQUIPMENT

[FE]. The HVAC equipment appeared to be at or beyond its expected service life (the labels were not legible) - The only way to be completely sure of its safe/continued operation is with a full evaluation by a heating contractor. Due to its age we recommend a full evaluation by a heating contractor.

[NOTE] We were unable to read the labels on the unit, which had become sun damaged.



9.12 COOLING EQUIPMENT

[FE] The outside air temperature was below the 65 degrees "Do Not Operate" temperature. Operating the system under these conditions could damage the condensing unit compressor. The system should be checked by a specialist in the appropriate trade when the outside air temperature has been above 65 degrees for a period of time.

[CR] A number of the fins on the cooling-coil of the condensing unit were damaged and deteriorated. This condition reduces the cooling-coil's ability to dissipate heat thereby reducing the unit's overall performance.



INTERIOR

BUILDING INTERIOR INFORMATION

10.1 WALL(S)/CEILING(S)

Drywall, paneling, wood, and Acoustic.

10.2 FLOOR(S)

Carpet.

10.3 INTERIOR DOOR(S)

Wood.

WALLS, CEILINGS, AND FLOORS

10.4 INTERIOR WALL(S) & CEILING(S)

[FE] Dry moisture stains & damage were noted on the ceiling in the telephone closet. These appear to be old, thus we recommend inquiring with the current owner regarding the nature and history of these stains. Should they be current or uncorrected they could lead to additional damage.



[FE] Possible microbial growth was noted on the walls in an entry closet (backs up to sink) and below the hall sink. This condition should be further evaluated by an environmental specialist in order to identify the staining, its source and appropriate removal.



10.5 GARAGE

CEILING/WALL(S)/FLOOR(S)

[FE] Moisture stains & damage were noted on the ceiling. These may be old or current, thus we recommend inquiring with the current owner regarding the nature and history of these stains. Should they be current or uncorrected their cause could lead to additional damage.

[CR] Moisture damage was noted in several posts at the garage. This condition weakens the framing and may reduce it's ability to support the weight from above during high-winds or seismic activity.

[CR] Open cracks were noted in the garage floor. This condition is conducive to moisture intrusion into concealed spaces which promotes deterioration.



DOORS AND WINDOWS

10.6 DOORS; SEAL/MISC

[CR] Weather stripping was deteriorated/defective around the exterior office doors. This condition is conducive to moisture intrusion. Continued use in this condition may lead to damage.

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

10.7 FIRE EXTINGUISHER(S)

[RU] We recommend the mounting of fire extinguishers in kitchens, laundry areas, utility rooms, garages and at least one at each level of the building. These can be life & structure saving devices.